

**TOWN PLAN & ZONING COMMISSION
REGULAR MEETING
June 26, 2014**

I. CALL TO ORDER

Chairman Barry Berson called the regular meeting of the Town Plan & Zoning Commission to order at 7:00 P. M. in the Main Meeting Room at Bloomfield Town Hall. The following members were also present: Abraham Ford, Fannie Gabriel, Mark Jacobs, Alfred LeFebvre, Byron Lester, Daniel Mara, Elene Needelman, Nicholas Panke, and Barbara Reid. Also present were Thomas Hooper, Director of Planning; Lisa Gray, Recording Secretary; and other interested parties.

II. APPROVAL OF MAY 22, 2014 MINUTES

Commissioner Ford moved to approve the minutes of the May 22, 2014 meeting, as presented. Commissioner Panke seconded the motion, and it unanimously carried.

III. APPLICATIONS

A. Application of Faxon Engineering, c/o John “Newt” Clark, for a Revised Site Plan at 17 Britton Drive, I-2 Zone (continued from 5/22/14 meeting).

Mr. Wilson Alford, Jr., of Alford Associates, explained that the applicant is seeking approval to construct a 5,000-square-foot warehouse addition to the existing building for the storage of tubing. He further stated that the Economic Development Commission approved the plan at its June 10, 2014 meeting.

Mr. Thomas Hooper corroborated Mr. Alford’s statements, noted that this is a very simple application, and encouraged the Commission’s approval.

Commissioner Panke asked about lighting proposed to abut the neighboring residential properties. Mr. Alford replied that the lighting will be shielded to contain the illumination to the site.

Commissioner Ford moved to approve the application of Faxon Engineering, c/o John “Newt” Clark, for a Revised Site Plan at 17 Britton Drive, I-2 Zone, to include the site plan, discussion, and recommendations from Town staff. Commissioner Gabriel seconded the motion, and it unanimously carried.

B. Application of Town of Bloomfield for a Site Plan & Flood Management Permit for Filley Park on Tunxis Avenue, BCD & R-15 Zones.

Mr. Chris Ferrerri, Vice President/Fuss & O’Neill, presented the new site plan for Filley Park, to include removal of the dam, creation of fish ladders, installation of sediment traps in the bottom of the pond, and other improvements.

Ms. Stephanie White, Landscape Architect, described the design details along the urban side of the park, woodlands, and trail system.

Mr. Ferrerri stated that the improvements are scheduled to begin in Fall 2014.

Mr. Thomas Hooper noted that the Army Corps of Engineers has asked that the dam be removed. He stated that the plan is to eventually create a desirable outdoor space for community members to gather and enjoy the natural habitat. Mr. Hooper showed the details of the lighting fixtures to be used in the park and, eventually, throughout downtown, and encouraged the Commission’s approval of the project.

Commissioner Reid asked if people will be able to fish in the pond. Mr. Hooper replied that they will.

Commissioner Ford asked if there is a plan to control bird droppings. Ms. White responded that Canada Geese are the main problem, and they plan to attempt to control the goose population by

creating a barrier in the form of plantings between the water and lawn areas, displaying signage asking people not to feed the birds, and planting a grass that is less palatable to the birds.

Commissioner Ford asked if the changes to the brook and pond will have any effect on flooding that currently happens from time to time in the area of the library. Mr. Ferro replied that the plans will have no effect.

Commissioner Panke asked why there is such an increase in the number of parking spaces. Ms. White responded that they are hoping to attract more of the community to the park, as well as provide additional parking in the case of town events.

Commissioner Panke asked if this plan is conducive to the Town's Plan of Development to maintain greenspace when it is incorporating so much paved parking and paved trails. Ms. White replied that they will be incorporating green infrastructure methods and the proposed walkways will not be paved, but will be pervious surfaces, so there will be less runoff.

Commissioner Jacobs asked if any consideration has been given to the cost of maintenance once the plan is completed. Mr. Hooper responded that, at first, the maintenance costs will be lower than they are now, but, as time goes on, expenses will increase and the Town will find a way to cover them. Chairman Berson noted that decisions on maintenance will be made by the Town Council. Mr. Ferrero noted that the plan includes less lawn and no shrubbery, so the maintenance costs should be about the same as they are now.

Chairman Berson noted that Ms. White had mentioned the planting of elm trees. Ms. White replied that the plan is to plant hybridized elm trees which are resistant to Dutch Elm Disease.

It was the consensus of the Commission to support the plan to improve Filley Park and encourage the Town to move forward with the Site Plan.

IV. ADJOURNMENT

Commissioner Lester moved to adjourn the meeting at 8:08 P. M. Commissioner Panke seconded the motion, and it carried unanimously.

Byron Lester, Secretary